

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** June 12, 2014

**Meeting No.:** 186

**Project:** Remington P.U.D.

**Phase:** Master Plan/Final Architecture

**Location:** 2700 and 2800 Block of Remington Avenue

**PRESENTATION:**

Ms. Zona Russell, Landscape Architect with Floura-Teeter; identified changes to the master plan and streetscape design based on previous Panel comments. These changes included:

- The creation of a series of outdoor urban rooms organized linearly along the west side of the 2700 and 2800 blocks of Remington Avenue;
- The articulation of hardscape materials and patterns combined with landscape to distinguish “corner” from “midblock” conditions and residential entry plaza from retail sidewalk café zones;
- The utilization of both “Remington stone-like” paving material and salvaged material to reflect the neighborhood’s history and culture;
- The incorporation of “urban carpets” designed by local artists and defined by bordering gabion benches;
- The elimination of some head-in parking along Fox Street and the addition of more planting and a landscape “green wall” to screen the base of the parking garage; and,
- The creation of an “Art Plaza” on the south corner of the east side of the 2700 Block of Remington Avenue.

The landscaping planting palette proposed by Ms. Russell included red maples along the side streets, oak trees along Remington and a variety of native, drought tolerant plants and ornamental grasses.

## **ARCHITECTURE:**

Mr. Chris Harvey, Architect with Hord, Coplan, Macht Architects; identified changes to the Architecture design based on previous Panel comments. These changes included:

- The use of a dark gray-black brick to distinguish the two story projection along 27<sup>th</sup> Street and to serve as a base material for the entire building;
- The use of salvaged wood timber to frame the residential entry “tower element”
- The reduction in size of the garage opening off of 27<sup>th</sup> Street; and,
- Revising the building massing along Fox Street to eliminate significant building overhangs and potential safety/security issues

Exterior materials proposed for the 2700 Block building included both a dark gray/black and a rough red tumbled brick; warm gray corrugated metal and cementitious panels; industrial inspired window frame and sash; and, salvaged wood timber and planks.

## **RECOMMENDATION OF THE PANEL:**

### **MASTER PLAN P.U.D.:**

The Panel was pleased with the changes made to the Master Plan, streetscape and landscape design. Both the hardscape and landscape palette were well received, in particular the proposed use of salvaged material. The incorporation of an “Art Park”, artist designed and installed urban carpets and the display of salvaged iconic artifacts were viewed positively in creating a unique sense of place.

The Panel offered the following comments:

- Reconsider the need to angle the gabions benches in the context of the entire streetscape;
- Reconsider the strong directionality of the paving pattern at the entry plaza; and
- Reconsider the streetscape and planting treatment along the mid-block parking lot on the west side of the 2800 block of Remington to better screen the parking and establish a stronger architectural element. A tall masonry garden wall or trellis structure should be considered.

## **ARCHITECTURE:**

The Panel was pleased with the changes proposed by the Architect with respect to the fenestration of the one story component along 27<sup>th</sup> Street; the revisions to massing and landscape along Fox Street and the use of salvaged wood timber to frame the residential entry tower. The proposed palette of exterior materials, finishes and colors were well received.

The Panel expressed concern with the dominate use of the corrugated metal skin at the residential entry plaza and felt the scale of this element competed with the “residential tower’ and visually severed the continuity of the entire Remington Avenue façade. The Panel urged the Architect to restudy this area and consider extending the brick base to the right of the tower to reduce the amount of corrugated metal and set up a unified masonry backdrop for the wood frame and glass tower feature.

The Panel offered the following additional comments:

- To reconsider the scale of the blade sign at the corner of Remington Avenue and 28<sup>th</sup> Street.
- To consider a deeper gray color mortar paired with the red brick; and,
- To consider the painted project identification sign band along the Remington Avenue façade as having an ‘aged” or “faded” patina.

### **PANEL ACTIONS:**

Master Plan for the proposed P.U.D.: Recommend approval with comments.

Final Architecture of the new structure on the 2700 block of Remington Ave.:  
Recommend approval with the comments above to be addressed with Dept. of Planning staff.

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### **Attending:**

Zolna Russell, Zach Baier – FTLA  
Evan Morville, Thibault Manekin – Seawall Development  
Chris Harvey, Sean Kefferstan, Kara Johnston, Nick Aello– HCM  
Judith Kunst  
Larry Perl – Messenger  
John Viles – RNA  
Ryan Flanigan – GRIA  
Martha Cross - TRF

UDARP Panel Members – Ms. Diane Jones Allen and Judith Meany, Messrs. Rich Burns\* and David Haresign

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Christina Gaymon, Katie-Rose Imbriano